

MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
June 28, 2005
7:30 P.M.

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

CHAIR: DAVID C. MASCARO MEMBERS: ROBERT ABBOTT, LOLA FELLINGER, JIM GIBLIN, KEN LOMBARDI, ALEX MCKINDRA, STEVE WALLACE

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled. **An estimated time allotment for each public hearing item is indicated in italics.**

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

STAFF INTRODUCTIONS

PUBLIC COMMENT

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

APPROVAL OF MINUTES

May 24, and June 14, 2005

[Minutes \(5-24-05\)](#)

[Minutes \(6-14-05\)](#)

CONSENT

1. UP 02-010, GROCERY OUTLET, 1671 CONTRA COSTA BOULEVARD

The applicant, Grocery Outlet, requests approval of a Minor Use Permit to allow outdoor display of merchandise at the store entrance. The applicant proposes to place small carts on wheels containing plants, flowers, and produce for sale. The carts will be placed on Grocery Outlet's outdoor "vestibule" area adjacent to the front doors, exclusive of the sidewalk.

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)
[Attachment D](#)

Property Owner
Village Properties
121 Spear Street
San Francisco, CA 94105

Applicant
Grocery Outlet
2000 5th Street
Berkeley, CA 94710

PUBLIC HEARING ITEM

1. UP 05-003, SOUTHWEST KEY, 808 GRAYSON ROAD (45 minutes)

The applicant, Southwest Key Program, Inc., is requesting approval of a modification to its existing Use Permit that allows the operation of a *general congregate care* use. According to the conditions of approval, Southwest Key is allowed to provide shelter care and other related services for a maximum of eighteen (18) unaccompanied immigrant children. This program is funded under a grant from the Federal Department of Health and Human Services Office of Refugee Resettlement and is licensed by the State of California Childcare Licensing Agency. The Unaccompanied Minors Program provides shelter for non-criminal foreign juveniles who are in the United States without documentation. Southwest Key is requesting to operate this same program, but with an increased capacity from eighteen (18) to thirty (30) children.

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)
[Attachment D](#)
[Attachment E](#)
[Attachment F](#)
[Attachment G](#)
[Attachment H](#)

Property Owner

Wayne Simpson
712 Tonstad Place
Pleasant Hill, CA 94523

Applicant

Southwest Key Program, Inc.
3000 S. IH-35, Suite 410
Austin, Texas 78704-6536

2. UP 95-004 – ST. MARKS USE PERMIT STATUS, 3051 PUTNAM BOULEVARD (60 minutes)

The Planning Commission will hold a public meeting to consider the status of Use Permit UP 95-004, which allows a religious assembly use consisting of two sweat lodges and a fire structure at St. Mark's Lutheran Church. The purpose of this meeting is informational. It is not a public hearing to consider revocation or modification of the Use Permit. If, at the conclusion of this public meeting the Planning Commission determines that the Use Permit is not in compliance with the required Use Permit findings or conditions, it may direct Planning staff to schedule a revocation or modification public hearing, as provided by Section 35-36.3.

[Staff Report](#)

[Attachment A](#)

[Attachment B](#)

[Attachment C](#)

[Attachment D](#)

[Attachment E](#)

[Attachment F](#)

Property Owner

Michael Doyle
St. Mark's Lutheran Church
3051 Putnam Road
Pleasant Hill, CA 94523

DISCUSSION ITEMS

1. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

2. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON JULY 12, 2005

The next regular meeting of the Planning Commission will be on Tuesday, July 12, 2005. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their

discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

[Draft Agenda](#)

COMMISSIONER COMMENTS AND ANNOUNCEMENTS

Adjourn to a meeting of the Planning Commission on July 12, 2005, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.